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By

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE

NE/S Black Rock Rd., approx.

5200 ft. W of Falls Road * ZONING COMMISSIONER

15630 Falls Road

5th Election District * OF BALTIMORE COUNTY

3rd Councilmanic District

Margaret R. Harrison, et ux * Case No. 95-40-SPH

Petitioners

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 15630 Falls Road in northern Baltimore County. The subject property is part of the Willowdale Farm and the Petitioners seek approval of the out conveyance of a 2.637 acre parcel, for the construction of a family residence, with the remainder of the site constituting a non density agricultural parcel in order to comply with the terms of a Will. The Petition is filed by the property owners, namely, Margaret R. Harrison, T. Rogers Harrison, Michael T. Harrison and William P. Harrison. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were the aforementioned Petitioners, all members of the Harrison family. T. Rogers Harrison, Esquire, represented himself and his family members as counsel. Also present was Paul Lee, the engineer who prepared the site plan and Margaret Worrall, both individually and on behalf of the Valleys Planning Council.

Mr. Harrison proffered the testimony of the witnesses present. He indicated that his father, who was now deceased, and his mother, Margaret R. Harrison, accumulated a large tract in northern Baltimore County which is known as the Willowdale Farm. This is a large property which was

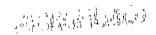
OF DEFINITION OF PILING PAINS PAINS BY THE PAINS PAINS BY THE PAINS PAINS BY THE PAINS PAINS BY THE PAINS BY

accumulated by the senior Mr. and Mrs. Harrison over the years and is used for agricultural purposes. Under the Last Will and Testament of Mr. Harrison, it was provided that the property be maintained agriculturally and that his sons and daughters be allowed to utilize individual lots for homesites. In fact, Mr. Harrison indicated that he, his mother, brothers and sisters all live on various properties which encompass the farm. The total property encompasses over 200 acres and is primarily zoned R.C.2.

Mr. Harrison also noted that the property is a working farm. In the past, it has been utilized for crops such as corn, soybeans, etc. Moreover, a portion of this farm property is utilized to raise thoroughbred horses.

The subject tract is a rectangular shaped parcel which is 92.7515 acres. Proffered testimony and evidence indicated that in or about 1986, a small lot was conveyed out of the tract to Mr. Harrison's sister and her husband. That property was subsequently improved with a single family dwelling which is occupied by Michael J. Lafferty and Ann Harrison Lafferty. The family wishes to essentially repeat this conveyance with a lot identified under the subject Petition. They propose an out conveyance of a lot of 2.637 acres in area to Kathie Harrison Offutt and her husband, Barry Offutt. Mr. and Mrs. Offutt will construct a single family dwelling as their home thereon.

Under the R.C.2 density requirements, any property between 2 and 100 acres can be subdivided so as to allow two density units. Obviously, with the creation of the Lafferty and Offutt lots, the density attributable to this 95 acre parcel is fully utilized. For the balance of the tract, approximately 90 acres, the Petitioners propose keeping same as a "non-density agricultural parcel to be utilized for farming purposes.



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The testimony of Mr. Lee was also proffered. In his opinion, the proposed subdivision and special hearing relief would not be detrimental to the welfare of the locale. Moreover, such a subdivision is consistent with the spirit and intent of the regulations.

Based upon the testimony and evidence presented, I am persuaded that the Petition for Special Hearing should be approved. Clearly, there is no evidence to indicate that the proposed subdivision is in any way detrimental to the locale. Moreover, restricting the relief so as to require that the balance of the tract continue to be utilized agriculturally and not be further used for any development purposes is appropriate.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of September, 1994, that, pursuant to the Petition for Special Hearing, approval for the out conveyance of a 2.637 acre parcel for the construction of a family residence, with the remainder of the site constituting a non density agricultural parcel in order to comply with the terms of a Will, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. Creation of the lots shown on the site plan presently owned by Michael J. Lafferty and Ann J. Lafferty and Barry Offutt and Kathie Offutt constitutes a full utilization of the density available to the subject tract. Therefore, there

Baltimore County Government Zoning Commissioner Office of Planning and Zoning



Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

September 6, 1994

T. Rogers Harrison, Esquire 300 Jefferson Building 105 W. Chesapeake Avenue Towson, Maryland 21202

> RE: Case No. 95-40-SPH Petition for Special Hearing

Margaret R. Harrison, et al, Petitioners

Dear Mr. Harrison:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

LES:mmn encl.

cc: Mrs. Margaret Worrall Valleys Planning Council Paul Lee Engineering, Inc.

WICKUHLIVILL





Petition for Special Hear

to the Zoning Commissioner of Baltimore County

for the property located at 15630 Falls Road, Baltimore County, MD

Part of Willowdale Farm

which is presently zoned

RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A request to allow a 2.637 acre parcel for construction of a family residence, with remainder constituting a non-density agricultual parcel in order to complay with the terms of a Will.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee	Legal Owner(6): World R. Hours
(Type or Print Name)	Margaret R. Harrison (Type or Print Name) T. Rogers Harrison
Signature	Michael T. Harrison
Address	William P. Harrison
City State Zipcode	Signature
	1560 Falls Road (410) 771-4475
Attorney for Petitioner.	Address Phone No. Sparks MD 21152
T. Rogers Harrison	Sparks MD 21152
(Type or Print Name)	City State Zipcode Name, Address and phone number of representative to be contacted.
T. Roses fan	•
300 Jefferson Building	Name
105 W. Chesapeake Avenue	
Address Phone Na.	Address Phone No
Towson, MD 21202 City State Zipcode	OFFICE USE ONLY
(410) 828-1335	ESTIMATED LENGTH OF HEARING unavailable for Hearing
Administra	the following dates Next Two Months
No REVIEW - "	ALLOTHER
DROP DEF	REVIEWED BY: DATE
8/5/94 WCP	EVIDLONE NA HOLDEN

Paul Lee Engineering Inc. 304 W. Pennsylvania Ace. Towson, Maryland 21204 410-821-5941

DESCRIPTION

SECOND PARCEL DEED 4149-498
W. LEE HARRISON PROPERTY
5th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in or near the center of Black Rock Road, said point also being located Westerly and Northwesterly 6300 feet from the intersection with Falls Road, thence running in or near the center of Black Rock Road; (1) S 53°00'30" E - 995.86 feet, (2) S 56°35'17" E for a part of the distance in Black Rock Road, in all 990.00 feet, (3) S 56°12'33" E - 102.86 feet, (4) N 13°26'52" E - 782.87 feet, (5) N 56°34'33" E - 1366.42 feet, (6) N 53°05' W - 2209.41 feet to the east side of the Baltimore Gas and Electric Company property, thence binding on said east side of said Baltimore Gas and Electric Company property (7) S 37°29' W - 2072.62 feet to the point of beginning.

Containing 95.162 acres of land.
Saving and excepting 2.4105 acre parcel (Deed; 7284-389).



Karalan Carana

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 95-40-5PH Tower, Maryland

MARCH INTE

Date of Posting 9/9/94
o l al
prox. 5200' w/Folls 124
ed at on fronce to
Date of return: 8/24/94
Des W 18sus III

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by suthority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesepeake Avenue in Towson, Maryland 21204 or Room, 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-40-SPH
(Item 47)
15630 Falls Road
NE/S Black Rock Road, approximately 5200° W of
Falls Road
5th Election District
3rd Councilmanio
Petitioner(e)
Margaret R. Harrison, T.
Rogers Harrison, Michael
T. Harrison and William P.
Harrison
Healing: Tuesday,
September 6, 1994 at
9:00 a.m. In Rm. 118, Old
Courthouse.

Special Hearing to allow a 2.637 acre percel for construction of a family residence, with remainder constituting a non-density agricultural parcel in order to comply with the terms of a will.

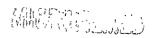
LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handlcapped Accessible for special accommodations Please Call 887-3353.

(2)For information-concerning the file and/or Hearing, Please Call 887-3391. 8/197 August 18.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,	8/19	, 19 <i>9</i> 4
THIS IS TO CERTIFY, tha	t the annexed adver	rtisement was
published in THE JEFFERSONIA	AN, a weekly newspa	per published
in Towson, Baltimore County, Moweeks, the first publication appear		
	HE JEFFERSON	





8/5/94

Rell'more County

Zoning Administration &

Development Management

111 West Chesopeake Avenue

Towson, Maryland 21204

1991 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 1992 | 19

Account: R-001-6150

Number 47 (WCR)

DROP-OFF --- NO REVIEW

Margaret R. Harrison & T. Rogers Harrison & Michael T. Harrison & William P. Harrison, Legal Owners 15630 Falls Road

5th Election District Zoned R.C.-2

92.7515 +/- acres
Attorney: T. Rogers Harrison

Check from Mudd; Harrison & Burch, Attorneys at Law

0<u>2402#0887</u>4CCRCC BA <u>COUZTZ3PK08</u>-08-94 \$205-00

Please Make Checks Payable To: Baltimore County

TO: PUTUXENT PUBLISHING COMPANY
August 18, 1994 Issue - Jeffersonian

Please foward billing to:

T. Rogers Harrison, Esq. 300 Jefferson Building 105 W. Chesapeake Avenue Towson, Maryland 21202 828-1335

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore
County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-40-SPH (Item 47)

15630 Falls Road

NE/S Black Rock Road, approximately 5200' W of Falls Road

5th Election District - 3rd Councilmanic

Petitioner(s): Margaret R. Harrison, T. Rogers Harrison, Michael T. Harrison, and William P. Harrison

HEARING: TUESDAY, SEPTEMBER 6, 1994 at 9:00 a.m. in Room 118 Old Courthouse.

Special Hearing to allow a 2.637 acre parcel for construction of a family residence, with remainder constituting a non-density agricultural parcel in order to comply with the terms of a will.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

PARTIES TO THE PARTIES AND THE



111 West Chesapeake Avenue Towson, MD 21204

AUG. 1 2 1994

(410) 887-3353

NOTICE OF HEARING

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HEARING: TUESDAY, SEPTEMBER 6, 1994 at 9:00 a.m. in Room 118 Old Courthouse.

Special Hearing to allow a 2.637 acre parcel for construction of a family residence, with remainder constituting a non-density agricultural parcel in order to comply with the terms of a will.

Arnold Jablon

Director

cc:

Margaret and William Harrison

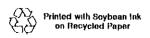
T. Rogers Harrison, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.

(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

AUG. 29 1994

Million of the Million

T. Rogers Harrison, Esq. 105 W. Chesapeake Avenue Towson, Maryland 21204

> RE: Item No. 47, Case No. 95-40-SPH Petitioner: Margaret R. Harrison, et al

Dear Mr. Harrison:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on If additional comments are received from other members of ZAC, I will forward them to your petition. you. Otherwise, any comment that is not informative will be placed in the hearing file. was accepted for filing on August 5, 1994 , and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the peition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and 3) fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

W. Carl Richards, Jr.

Zoning Coordinator

Printed with Soybean Ink on Recycled Paper

WCR:ggs



O. James Lighthizer Secretary Hal Kassoff Administrator

Ms. Julie Winjarski Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Re:

8-15-94

Baltimore County
Item No.: +47 (WCR)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

My telephone number is :

Very truly yours.

David Ramsey, Acting Chief Engineering Access Permits

BS/

MICROFILMEL

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: OB/11/94

Annoted Table:
Director
Zombie Administration and
Development Ekonogement
Rattimere County Defice to telm;
Toyson, MP 21204
MAIL STOP-1105

REF Property Owner: SPE OF OU

TOUGHTHE SEE BELLET

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Zoming Agendas

Grab Lemans

Fursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporates into the final plans for the property.

8. The lipe Murshal's Office has no comments at this time, IN REPERENCE TO THE FOLLOWING ITEM NUMBERS: 35, 36, 39, 40, 41, 48, 40, 44, 45, 46 ABQ 47.

RECEIVED AUG 11 1994

ZADM

REVIEWER: LT. ROBERT P SALERWALD

Fire Marshal Office, MACHE 087-4881, US-110PF

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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

August 24, 1994

TO:

Mr. Arnold Jablon, Director Zoning Administration and Development Management

FROM:

J. Lawrence Pilson

Development Coordinator, DEPRM

SUBJECT:

Zoning Item #47 - Harrison Property

15630 Falls Road

Zoning Advisory Committee Meeting of August 15, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Ground Water Management

Prior to approval of proposed lot for development of a residential lot, soil percolation tests must be successfully completed. A well meeting the minimum standards as specified in Section 35-38 of the Baltimore County Code must be provided prior to approval of a building permit.

Note: Comments may be forthcoming from Wally Lippincott of the Agricultural Preservation Program.

JLP:JW:TE:sp

HARRISON/DEPRM/TXTSBP

Will have been a

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

95-40

August 30, 1994

TO:

Mr. Arnold Jablon, Director Zoning Administration and Development Management

FROM:

J. Lawrence Pilson

SUBJECT:

Zoning Item #47 - Harrison Property

15630 Falls Road

Zoning Advisory Committee Meeting of August 15, 1994

ADDITIONAL COMMENTS

The Department of Environmental Protection and Resource Management offers the following additional comments on the above-referenced zoning item.

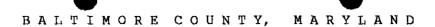
Agricultural Preservation Program

Reviewed for prime and productive soils and recommend approval if the request is conditioned upon the applicant putting a restriction on this deed that reads to the effect "The owner of this property is aware that the property is surrounded by an active agricultural operation and that active agriculture involves noises, smells, dust, and chemical sprays and that the owner accepts these uses and will not seek to prevent, stop, interfere, etc. with such legitimate agricultural uses."

JLP:WL:sp

HARRISON/DEPRM/TXTSBP

will of the things



95-46 STX

ONING COMMISSION

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration & Development Management

FROM: Pat Keller, Director

Office of Planning and Zoning

DATE: August 29, 1994

SUBJECT: 15630 Falls Road

INFORMATION:

Item Number:

47

Petitioner:

Harrison Property

Property Size:

Zoning: R.C. 2

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Provided that the relief request does interfere with the continuing agricultural use of the property, staff does not oppose the applicant's request.

Prepared by:

Division Chief:

PK/JL:lw

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Gwen Stephens, ZADM

DATE:

August 26, 1994

Jeffrey Long

FROM:

Office of Planning & Zoning

SUBJECT: Zoning Advisory Comments

Please be advised that additional time is required to review the following Petitions:

ITEM NOs.

41, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, and 61.

Please contact me if you have any questions or require additional information.

JL:bjs

AUG 29 1994

ZAOM



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

August 30, 1994

T. Rogers Harrison, Esquire 300 Jefferson Building 105 West Chesapeake Avenue Towson, MD 21204

RE: Preliminary Petition Review (Item #47)
Legal Owner: Margaret R. Harrison & T.
Rogers Harrison & Michael T. Harrison &
William P. Harrison
15630 Falls Road
5th Election District

95.40

Dear Mr. Harrison:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the unaddressed zoning issues and/or incomplete revealed The following comments are advisory and do not necessarily information. identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

> This reviewer was unable to corroborate the allowed density on the property as there was no zoning/density devolution of property included with the package.





T. Rogers Harrison, Esquire August 30, 1994, Page 2

- 2. The proposed "remainder" property has many unidentified structures (see item #9 on the plan requirement checklist). Are there any dwellings? If so, can this property be considered non-density? Also, there appears to be another parcel on the property in question (parcel #138) this should be shown on the plan, in the devolution of title and on the zoning map. This parcel #138 is included in the description should it be? The zoning map does not exclude the 2.4105 S&E parcel.
- 3. See checklist for other oversights.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

Catherine A. Milton

Planner I

CAM:scj

Enclosure (receipt & checklist)

cc: Zoning Commissioner

Plan Requirements

12 copies required. The plan shall be legible and clear enough for microfilming and in no case can it be larger than 24" \times 36". Plans must be trimmed or folded to 8 1/2" \times 11". They shall contain all the information as set forth below:

- 1. NORTH ARROW, ELECTION AND COUNCILMANIC DISTRICTS, OWNER'S NAME, PROPERTY ADDRESS DATE, AND TITLE OF PLAN "PLAN TO ACCOMPANY HEARING."
- SCALE OF DRAWING: 1"=20' or 1"=50'. If land area exceeds 40 acres, use $\frac{1}{1}$ =100'.
- 3. OUTLINE OF PROPERTY: indicated by a heavy hold line. Include lot lines, distances and area of the parcel(s) by square feet and acreage. (To determine acreage, divide square feet by 43,560.)
- VICINITY MAP: 1"=1,000' must be included on all plans WITH THE SITE CLEARLY AND ACCURATELY DEPICTED. THE VICINITY MAP MUST BE ON THE SAME SHEET AS THE SITE PLAN.
- 5. ZONING HISTORY: Case number(s), date of the Order(s), decision(s) and restriction(s) of any prior zoning hearings must be listed and addressed on the plan.
- 6. OWNERSHIP: of all adjacent parcels, including owner's names, lot numbers, subdivision names, tax account numbers, and/or deed references. (This information is available from the Tax Assessment Office, 2nd floor, Jefferson Building, 105 W. Chesapeake Avenue, Towson.)
- 7. LOCATION: Street address and name of adjoining street(s), beginning point of description and distance from property corner to the nearest intersecting public street centerline. (Check record plats, State tax maps, or utility maps in Room 206, County Office Building.) This beginning point and distance should also be the first statement in the zoning description.
- 8. STREET AND EASEMENT WIDTH: Include all boundary streets with existing and proposed right of way and paving widths. Include any existing or proposed easements or rights of way and indicate if they are public or private.
- 9. BUILDINGS: Location, dimensions, height, and use of all existing buildings and improvements with building-to-property line and building-to-building setbacks shown for each structure. Also, the front orientation of any dwellings and the use, dimension, and location of all proposed buildings or additions and the proposed use if the use is to be changed. The general use, building, and lot dimensions and all facing property line setbacks of buildings on adjoining lots.
- FRONT AVERAGE SETBACKS: If a new dwelling is proposed or a proposed addition is located on the street side (front) and if either adjacent lot is unimproved and your property is zoned D.R. 2, D.R. 3.5 or D.R. 5.5, then you must show on your site plan the front setback of all dwellings on your side of the street within a distance of 200 feet from the joint side property lines.
- 11. UTILITIES: Show the location and size of all public utilities and rights of way on and adjacent to the site. If no public utilities exist, well and septic locations and setbacks must be indicated. (Public utilities reference Room 206, County Office Building.)

- 12. FEATURES: Location of streams, stormwater management systems, drainage pipe systems on or within 50 feet of the property, and the 100-year floodplain, if any. If not in the floodplain, note this on the plan.

 13. B.O.C.A.: Buildings must meet the building code and fire code requirements with regard to type of construction, windows, setbacks, etc.
 - 14. SPECIAL REQUIREMENTS: For special hearings on two-apartment dwellings, floor plans detailing each floor with room sizes and uses are required. For waterfront construction such as piers, ask for a copy of the waterfront construction checklist(available in Room 109).

ALL OF THE ABOVE INFORMATION MUST BE COMPLETE AND ACCURATE OR THE PETITION CANNOT BE ACCEPTED FOR FILING.

RE: PETITION FOR SPECIAL HEARING 15630 Falls Road, NE/S Black Rock Road, appx. 5200' W of Falls Road 5th Election Dist., 3rd Councilmanic

Margaret R. Harrison, et al. Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 95-40-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Peter May Zimmeinan

role S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue

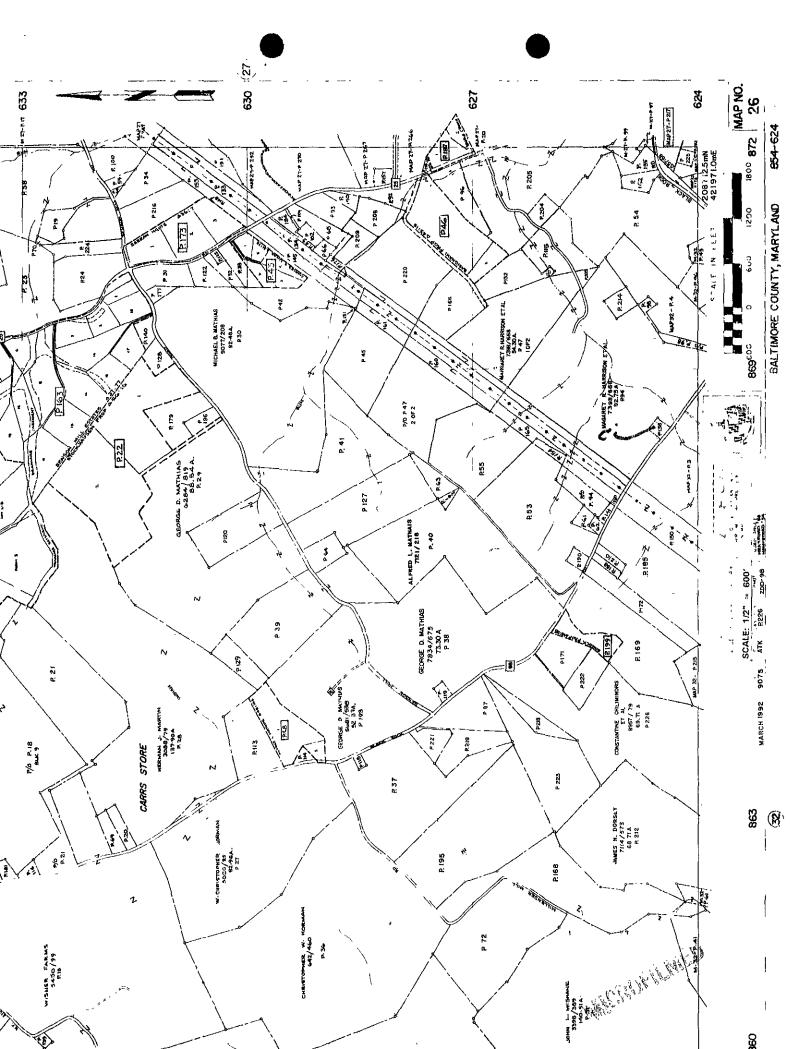
Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

/8 day of August, 1994, a copy I HEREBY CERTIFY that on this of the foregoing Entry of Appearance was mailed to T. Rogers Harrison, Esquire, 105 W. Chesapeake Avenue, Suite 300, Towson, MD 21204, attorney for Petitioners.

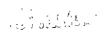
AUG 19 1994

Feter Mars Zimmanan



PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Harrison Reywell Harrison Kathi Offutt Diwy Offith Aman Affana	304 W. Penna live yrox 15628 Falls Rel Spark, 15630 Faces Rd. Spacks 15630 Faces Rd. Spacks 150 BOX 161 BURER 1.0, BOX 161 Roth W 10.002 98 Duther Ad 21023



is no additional density available to support residential development or transfer of the right of same to adjacent properties.

LAWRENCE E. SCHMIDT

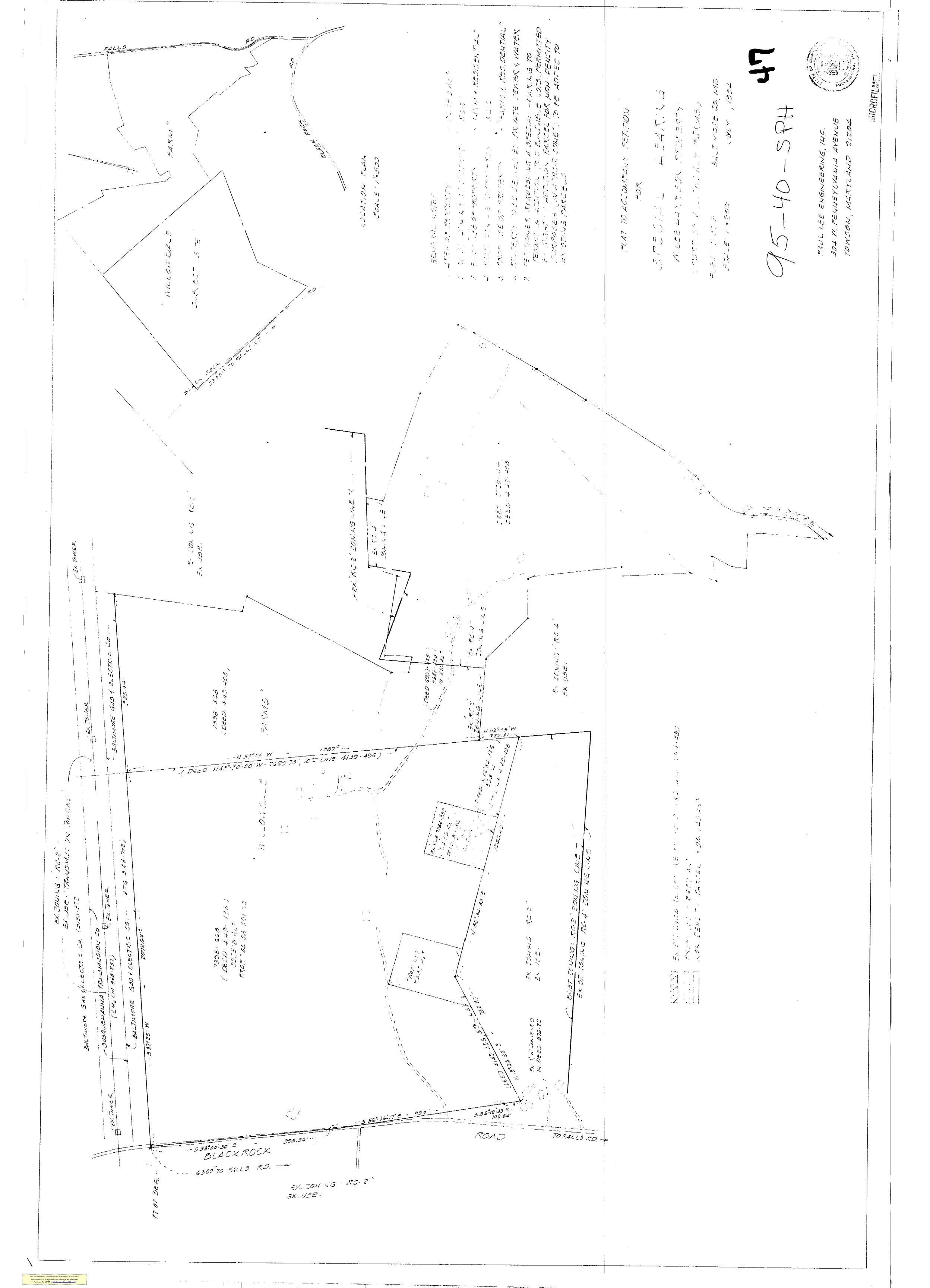
Zoning Commissioner for Baltimore County

LES/mmn

OFFICER RECEIVED FOR FILING
Date

The formal formal





ZONING COMMISSIONER * OF BALTIMORE COUNTY 3rd Councilmanic District Margaret R. Harrison, et ux * Case No. 95-40-SPH Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * *

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 15630 Falls Road in northern Baltimore County. The subject property is part of the Willowdale Farm and the Petitioners seek approval of the out conveyance of a 2.637 acre parcel. for the construction of a family residence, with the remainder of the site constituting a non density agricultural parcel in order to comply with the terms of a Will. The Petition is filed by the property owners, namely. Margaret R. Harrison, T. Rogers Harrison, Michael T. Harrison and William P. Harrison. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were the aforementioned Petitioners, all members of the Harrison family. T. Rogers Harrison, Esquire, represented himself and his family members as counsel. Also present was Paul Lee, the engineer who prepared the site plan and Margaret Worrall, both individually and on behalf of the Valleys Planning Council.

Mr. Harrison proffered the testimony of the witnesses present. He indicated that his father, who was now deceased, and his mother. Margaret R. Harrison, accumulated a large tract in northern Baltimore County which is known as the Willowdale Farm. This is a large property which was

accumulated by the senior Mr. and Mrs. Harrison over the years and is used for agricultural purposes. Under the Last Will and Testament of Mr. Harrison, it was provided that the property be maintained agriculturally and that his sons and daughters be allowed to utilize individual lots for homesites. In fact, Mr. Harrison indicated that he, his mother, brothers and sisters all live on various properties which encompass the farm. The total property encompasses over 200 acres and is primarily zoned R.C.2.

Mr. Harrison also noted that the property is a working farm. In the past, it has been utilized for crops such as corn, soybeans, etc. Moreover, a portion of this farm property is utilized to raise thoroughbred horses.

The subject tract is a rectangular shaped parcel which is 92.7515 Proffered testimony and evidence indicated that in or about 1986. a small lot was conveyed out of the tract to Mr. Harrison's sister and her That property was subsequently improved with a single family dwelling which is occupied by Michael J. Lafferty and Ann Harrison Lafferty. The family wishes to essentially repeat this conveyance with a lot identified under the subject Petition. They propose an out conveyance of a lot of 2.637 acres in area to Kathie Harrison Offutt and her husband. Barry Offutt. Mr. and Mrs. Offutt will construct a single family dwelling

acres can be subdivided so as to allow two density units. Obviously, with the creation of the Lafferty and Offutt lots, the density attributable to this 95 acre parcel is fully utilized. For the balance of the tract, approximately 90 acres, the Petitioners propose keeping same as a "non-density agricultural parcel to be utilized for farming purposes.

The testimony of Mr. Lee was also proffered. In his opinion, the proposed subdivision and special hearing relief would not be detrimental to the welfare of the locale. Moreover, such a subdivision is consistent with the spirit and intent of the regulations.

Based upon the testimony and evidence presented, I am persuaded that the Petition for Special Hearing should be approved. Clearly, there is no evidence to indicate that the proposed subdivision is in any way detrimental to the locale. Moreover, restricting the relief so as to require that the balance of the tract continue to be utilized agriculturally and not be further used for any development purposes is appropriate.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 87 day of September, 1994, that, pursuant to the Petition for Special Hearing, approval for the out conveyance of a 2.637 acre parcel for the construction of a family residence, with the remainder of the site constituting a non density agricultural parcel in order to comply with the terms of a Will, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Creation of the lots shown on the site plan presently owned by Michael J. Lafferty and Ann J. Lafferty and Barry Offutt and Kathie Offutt constitutes a full utilization of the density available to the subject tract. Therefore, there

Under the R.C.2 density requirements, any property between 2 and 100

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

September 6, 1994

T. Rogers Harrison, Esquire 300 Jefferson Building 105 W. Chesapeake Avenue Towson, Maryland 21202

> RE: Case No. 95-40-SPH Petition for Special Hearing Margaret R. Harrison, et al, Petitioners

Dear Mr. Harrison:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

Baltimore County Governmen

Zoning Commissioner
Office of Planning and Zoning

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

> LAWRENCE E. SCHMIDT Zoning Commissioner

for Baltimore County

cc: Mrs. Margaret Worrall Valleys Planning Council Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 15630 Falls Road, Baltimore County, MD which is presently zoned RC-2

Part of Willowdale Farm This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County,

to determine whether or not the Zoning Commissioner should approve A request to allow a 2.637 acre parcel for construction of a family residence, with remainder constituting a non-density agricultual parcel in order to complay with the terms of a Will.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s): Rouge & House
N/A	Margaret R. Harrison
(Type or Print Name)	T. Rogers Harrison
Signature	Michael T. Harrison
Address	William P. Harrison
City State Zipcor	
	1560 Falls Road (410) 771-4475
Attorney for Petitioner:	Address Phone No.
T. Rogers Harrison	Sparks MD 21152
(Type or Print Name)	City State Zipcode
T. Roses Han	Name, Address and phone number of representative to be contacted.
Signature 300 Jefferson Building	Name
105 W. Chesapeake Avenue	
Address Phone No.	Address Phone No.
Towson, MD 21202	OFFICE USE ONLY
Towson, MD 21202 Gity State Zipco (410) 828-1335	ESTIMATED LENGTH OF HEARING unavailable for Hearing
A September 1	the following dates Next Two Months
No Keview - 🗸	ALLOTHER

DROP. OFF

8/5/94 WCP

Paul Los, P.E.

Paul Lee Engineering Inc. 304 W. Pennsylvania Ave. Towson, Maryland 21204

DESCRIPTION

SECOND PARCEL DEED 4149-498 W. LEE HARRISON PROPERTY 5th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in or near the center of Black Rock Road, said point also being located Westerly and Northwesterly 6300 feet from the intersection with Falls Road, thence running in or near the center of Black Rock Road; (1) S 53⁰00'30" E - 995.86 feet, (2) S 56⁰35'17" E for a part of the distance in Black Rock Road, in all 990.00 feet, (3) S 56°12'33" E - 102.86 feet, (4) N 13°26'52" E - 782.87 feet, (5) N $56^{\circ}34^{\circ}33^{\circ}$ E - 1366.42 feet, (6) N $53^{\circ}05^{\circ}$ W - 2209.41 feet to the east side of the Baltimore Gas and Electric Company property, thence binding on said east side of said Baltimore Gas and Electric Company property (7) S 37°29' W - 2072.62 feet to the point of beginning.

Containing 95.162 acres of land. Saving and excepting 2.4105 acre parcel (Deed; 7284-389).



is no additional density available to support residential development or transfer of the right of same to adjacent properties.

> Zoning Commissioner for Baltimore County

LES/mmn

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 95-40-5PH

Tower, Maryland	
Posted for: Special Hooring	Date of Posting 19/94
Petitioner: Margarot Etterr	150-1,0/0/
Location of property: NEIS Block Rick P.	d. oppox. 5200' w/Folls 184
Location of Signs: Total On Block	Relt Rd at on Fronce to
Remarks:	
Posted by Signature Number of Signat	Date of return: 5/24/94

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

TOWSON, MD., 8/19

published in THE JEFFERSONIAN, a weekly newspaper published

in Towson, Baltimore County, Md., once in each of _____ successive

weeks, the first publication appearing on 8/18, 1994

THE JEFFERSONIAN,

– Zoning Adminishedior S i Development Management 11 Cast Chasepacka Avenue

DROP-OFF -- NO REVIEW

Check from Mudd, Harrison & Burch,

Account: R-001-6150

1040 - SPECIAL HEARING ----- \$250.00 -OSO - SIGN POSITNG --- 35.00

TOTAL. \$285.00

Margaret R. Harrison & T. Rozers Harrison & Michael T. Harrison & William P. Harrison,

.5630 Falls Road th Election Wistrict oned R.C.-2

Attorney: T. Rogers Harrison

:2.7515 d⁄~ acres

Tate 8/5/94

Attorneys at Law

Please Make Checks Payable To: Baltimore County

8248888888846HE68-94 *285.00

TO: PUTUXENT PUBLISHING COMPANY August 18, 1994 Issue - Jeffersonian

Please foward billing to: T. Rogers Harrison, Esq.

300 Jefferson Building 105 W. Chesapeake Avenue Towson, Maryland 21202

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-40-SPH (Item 47) 15630 Falls Road

NE/S Black Rock Road, approximately 5200' W of Falls Road 5th Election District - 3rd Councilmanic Petitioner(s): Margaret R. Harrison, T. Rogers Harrison, Michael T. Harrison, and William P. Harrison HEARING: TUESDAY, SEPTEMBER 6, 1994 at 9:00 a.m. in Room 118 Old Courthouse.

Special Hearing to allow a 2.637 acre parcel for construction of a family residence, with remainder constituting a non-density agricultural parcel in order to comply with the terms of a will.

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INPORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government Office of Zoning Administration and Development Management

AUG. 1 2 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-40-SPH (Item 47) 15630 Falls Road

111 West Chesapeake Avenue

Towson, MD 21204

NE/S Black Rock Road, approximately 5200' W of Falls Road 5th Election District - 3rd Councilmanic

Petitioner(s): Margaret R. Harrison, T. Rogers Harrison, Michael T. Harrison, and William P. Harrison HEARING: TUESDAY, SEPTEMBER 6, 1994 at 9:00 a.m. in Room 118 Old Courthouse.

Special Hearing to allow a 2.637 acre parcel for construction of a family residence, with remainder constituting a non-density agricultural parcel in order to comply with the terms of a will.

cc: Margaret and William Harrison T. Rogers Harrison, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink on Recycled Paper

Maryland Department of Transportation State Highway Administration

O. James Lighthizer Secretary Hal Kassoff Administrator

8-15-94

Ms, Julie Winiarski Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue

Re: Baltimore County Item No.: +47 (WCR)

Towson, Maryland 21204 Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Sov David Ramsey, Acting Chief Engineering Access Permits

My telephone number is _____ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 **Baltimore County Government** Fire Department

700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 08/11/94

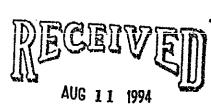
Arnold Jablon Director Zoning Administration and Development Management Raltimore County Office Eurlding Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: SEE BELOW LOCATION: SEE BELOI

Item No.: SEE BELOW Zoning Agenda:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be connected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 35, 36, 39, 40, 41, 42, 48, 44, 45, 46 AND 47.



ZADM

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

Printerl on Recycled Paper

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

August 24, 1994

Mr. Arnold Jablon, Director Zoning Administration and Development Management

J. Lawrence Pilson AP Development Coordinator, DEPRM

SUBJECT: Zoning Item #47 - Harrison Property 15630 Falls Road Zoning Advisory Committee Meeting of August 15, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Ground Water Management

Prior to approval of proposed lot for development of a residential lot, soil percolation tests must be successfully completed. A well meeting the minimum standards as specified in Section 35-38 of the Baltimore County Code must be provided prior to approval of a building permit.

Note: Comments may be forthcoming from Wally Lippincott of the Agricultural Preservation Program.

JLP:JW:TE:sp

HARRISON/DEPRM/TXTSBP

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

AUG. 29 1994

RE: Item No. 47, Case No. 95-40-SPH Petitioner: Margaret R. Harrison, et al

111 West Chesapeake Avenue

T. Rogers Harrison, Esq.

105 W. Chesapeake Avenue

Towson, Maryland 21204

Towson, MD 21204

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The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

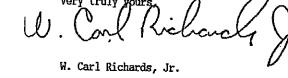
Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 5, 1994 , and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the peition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.



Zoning Coordinator

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

August 30, 1994

Mr. Arnold Jablon, Director Zoning Administration and Development Management

J. Lawrence Pilson Lif Development Coordinator, DEPRM

SUBJECT: Zoning Item #47 - Harrison Property 15630 Falls Road Zoning Advisory Committee Meeting of August 15, 1994

ADDITIONAL COMMENTS

The Department of Environmental Protection and Resource Management offers the following additional comments on the above-referenced zoning item.

Agricultural Preservation Program

Reviewed for prime and productive soils and recommend approval if the request is conditioned upon the applicant putting a restriction on this deed that reads to the effect "The owner of this property is aware that the property is surrounded by an active agricultural operation and that active agriculture involves noises, smells, dust, and chemical sprays and that the owner accepts these uses and will not seek to prevent, stop, interfere, etc. with such legitimate agricultural uses."

JLP:WL:sp

HARRISON/DEPRM/TXTSBP

95-40 524 BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE TO: Arnold Jablon, Director Zoning Administration & Development Management FROM: Pat Keller, Director Office of Planning and Zoning DATE: August 29, 1994 SUBJECT: 15630 Falls Road INFORMATION: Item Number: Petitioner: Property Size: Zoning: Requested Action: SUMMARY OF RECOMMENDATIONS: Provided that the relief request does interfere with the continuing agricultural use of the property, staff does not oppose the applicant's request. Pg. 1

ZAC.47/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE DATE: August 26, 1994 Gwen Stephens, ZADM Jeffrey Long Office of Planning & Zoning SUBJECT: Zoning Advisory Comments Please be advised that additional time is required to review the following Petitions: 41, (47), 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, Please contact me if you have any questions or require additional information. JL:bjs

STEPHENS.JL/PZONE/ZAC1

office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee. 1. This reviewer was unable to corroborate the allowed density on the property as there was no zoning/density devolution of property included with the package.

111 West Chesapeake Avenue

T. Rogers Harrison, Esquire

105 West Chesapeake Avenue

300 Jefferson Building

Towson, MD 21204

Dear Mr. Harrison:

Towson, MD 21204

Printed with Soybean Ink

Baltimore County Government

Office of Zoning Administration and Development Management

August 30, 1994

RE: Preliminary Petition Review (Item #47)

William P. Harrison 15630 Falls Road

5th Election District

Legal Owner: Margaret R. Harrison & T.

Rogers Harrison & Michael T. Harrison &

(410) 887-3353 At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are <u>advisory</u> and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this

ZONING HISTORY: Case number(s), date of the Order(s), decision(s) and restriction(s) of any prior zoning hearings must be listed and addressed on the plan. OWNERSHIP: of all adjacent parcels, including owner's names, lot numbers, subdivision names, tax account numbers, and/or deed references. (This information is available from the Tax Assessment Office, 2nd floor, Jefferson Building, 105 W. Chesapeake Avenue, Towson.) LOCATION: Street address and name of adjoining street(s), beginning point of description and distance from property corner to the nearest intersecting public street centerline. (Check record plats, State tax maps, or utility maps in Room 206, County Office Building.) This beginning point and distance should also be the first statement in the zoning description. STREET AND EASEMENT WIDTH: Include all boundary streets with existing and proposed right of way and paving widths. Include any existing or proposed easements or rights of way and indicate if they are public or private. BUILDINGS: Location, dimensions, height, and use of all existing buildings and improvements with building-to-property line and building-to-building setbacks shown for each structure. Also, the front orientation of any dwellings and the use, dimension, and location of all proposed buildings or additions and the proposed use if the use is to be changed. The general use, pullding, and lot dimensions and all facing property line setbacks of buildings on adjoining lots. 10. FRONT AVERAGE SETBACKS: If a new dwelling is proposed or a proposed addition is located on the street side (front) and if either adjacent lot is unimproved and your property is zoned D.R. 2, D.R. 3.5 or D.R. 5.5, then you must show on your site plan the front setback of all dwellings on your side of the street within a distance of 200 feet from the joint side property lines. 11. UTILITIES: Show the location and size of all public utilities and rights of way on and adjacent to the site. If no public utilities exist, well and septic locations and setbacks must be indicated. (Public utilities reference - Room 206, County Office Building.)

12 copies required. The plan shall be legible and clear enough for microfilming and in no case can it be larger than 24" \times 36". Plans must be trimmed or folded to 8 1/2" \times 11". They shall contain all the information as set forth below:

1. NORTH ARROW, ELECTION AND COUNCILMANIC DISTRICTS, OWNER'S NAME, PROPERTY ADDRESS, DATE, AND TITLE OF PLAN "PLAN TO ACCOMPANY HEARING."

determine acreage, divide square feet by 43,560.)

SHEET AS THE SITE PLAN.

SCALE OF DRAWING: 1"=20' or 1"=50'. If land area exceeds 40 acres, use

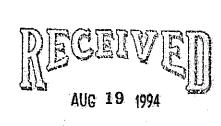
OUTLINE OF PROPERTY: indicated by a heavy bold line. Include lot lines, distances and area of the parcel(s) by square feet and acreage. (To

VICINITY MAP: 1"=1,000' must be included on all plans WITH THE SITE CLEARLY AND ACCURATELY DEPICTED. THE VICINITY MAP MUST BE ON THE SAME

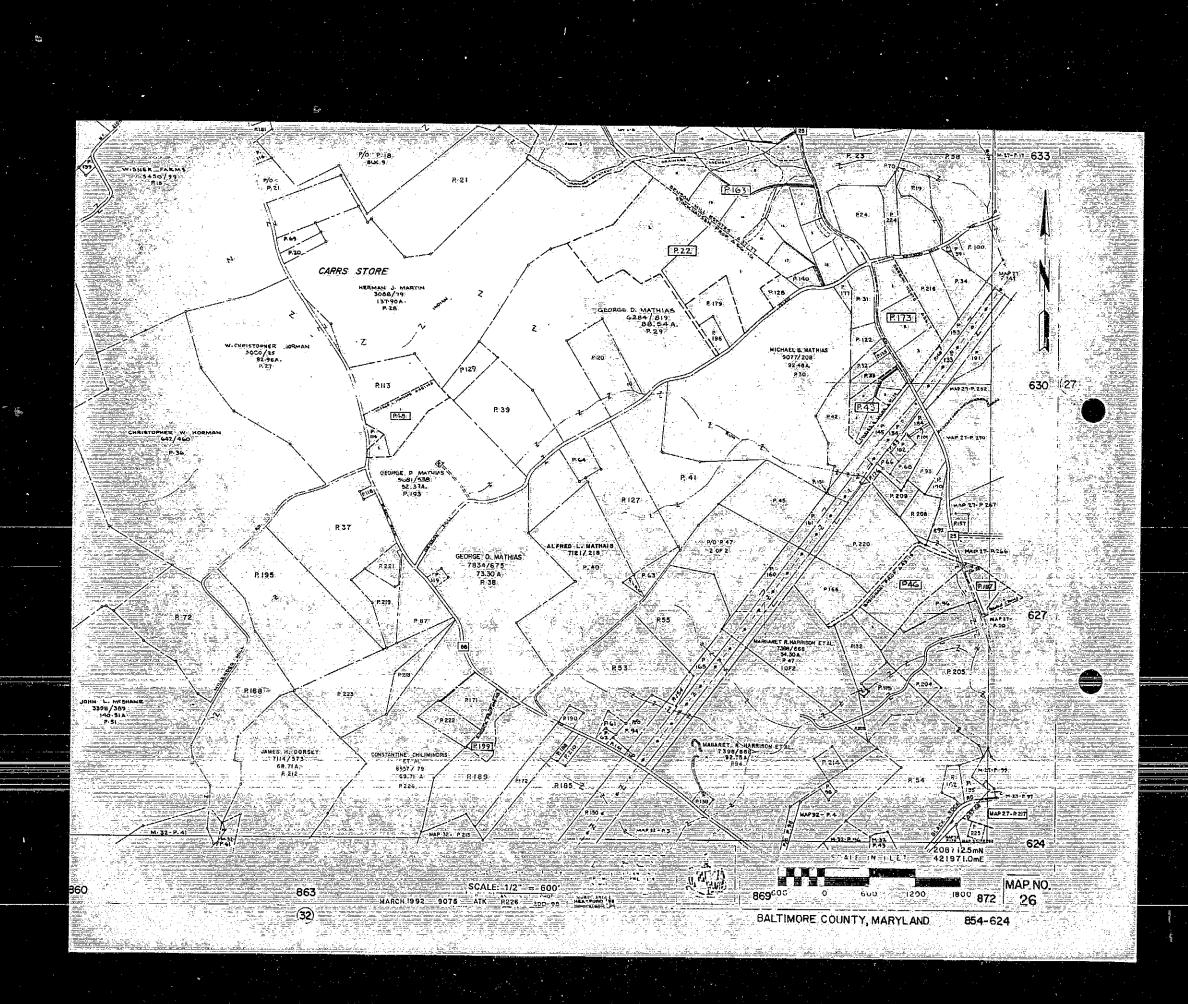
Plan Requirements

RE: PETITION FOR SPECIAL HEARING 15630 Falls Road, NE/S Black Rock Road, appx. 5200' W of Falls Road ZONING COMMISSIONER 5th Election Dist., 3rd Councilmanic OF BALTIMORE COUNTY Margaret R. Harrison, et al. Petitioners CASE NO. 95-40-SPH ENTRY OF APPEARANCE Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. Peter Mar Zimmerman People's Counsel for Baltimore County Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, MD 21204 (410) 887-2188 CERTIFICATE OF SERVICE

of the foregoing Entry of Appearance was mailed to T. Rogers Harrison, Esquire, 105 W. Chesapeake Avenue, Suite 300, Towson, MD 21204, attorney for Petitioners.



Peter Maro Zimmernan



PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET
<u>NAME</u>	ADDRESS
Harrison Mayaret R. Harrison	304 W. Genna leve 21202 15678 Falls Red Spark 15630 Takes Rd Spacks
Ann Offith Drug Offing I Milal Harman	POBOX 161 BURER P.O. BOX 161 Both hr PO. Don 98 Buther Ad 21023

